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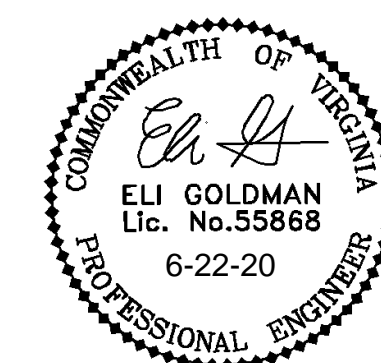
-
- VICINITY MAP**
- SCALE: 1" = 2000'



christopher
consultants

9900 main st
suite 400
fairfax, va 22031
p 703.273.6820

engineering • surveying • land planning



MASTER DEVELOPMENT PLAN
AMERICAN LEGION - POST 177
REDEVELOPMENT
CITY OF FAIRFAX, VIRGINIA

[illegible]

SHEET TITLE

SHEET No.

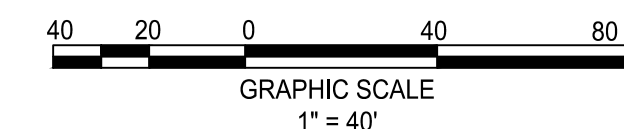
C000

MARK	DATE	DESCRIPTION	

SHEET TITLE:
<div>TREE MANAGEMENT PLAN</div>

The diagram illustrates the relationship between existing vegetation, trees to be preserved or removed, and the limits of disturbance and tree protection fence.

- EXISTING VEGETATION LINE**: Indicated by a thick black horizontal line at the top.
- EXISTING TREE TO BE PRESERVED**: Represented by a dashed circle containing a small circle and the text "#0".
- EXISTING TREE TO BE REMOVED**: Represented by a dashed circle containing a large 'X' and the text "#0".
- LIMITS OF DISTURBANCE**: Indicated by a thick black horizontal line below the tree protection fence.
- TREE PROTECTION FENCE**: Indicated by a horizontal line labeled "TPF".
- ROOT PRUNING**: Indicated by a horizontal line labeled "RP" below the TPF line.



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

TREE PRESERVATION SCHEDULE						
TREE #	BOTANICAL NAME	COMMON NAME	SURVEYED DRIPLINE RADIUS (FEET)	TRUNK DIAMETER (IN) & CRITICAL ROOT ZONE RADIUS (FT)	CONDITION RATING	PROCEDURE
6001	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	18	65	PRESERVE
6002	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	18	72	PRESERVE
6003	ACER RUBRUM	RED MAPLE	16	12	50	PRESERVE
6004	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	41	PRESERVE
6005	ACER RUBRUM	RED MAPLE	16	12	60	PRESERVE
6006	CARYA TOMENTOSA	MOCKERNUT HICKORY	14	10	47	PRESERVE
6007	ROBINIA PSEUDOACACIA	BLACK LOCUST	26	22	63	PRESERVE
6008	ACER RUBRUM	RED MAPLE	18	14	53	PRESERVE
6009	CARYA TOMENTOSA	MOCKERNUT HICKORY	14	10	71	PRESERVE
6010	POPULUS DELTOIDES	EASTERN COTTONWOOD	32	28	72	PRESERVE
6011	UNIDENTIFIED	DEAD TREE	16	12	0	PRESERVE
6012	FRAXINUS PENNSYLVANICA	GREEN ASH	10	6	40	PRESERVE
6013	UNIDENTIFIED	DEAD TREE	24	20	0	PRESERVE
6014	FRAXINUS PENNSYLVANICA	GREEN ASH	20	24	40	PRESERVE
6015	CARYA CORDIFORMIS	BITTERNUT HICKORY	10	6	63	PRESERVE
6016	UNIDENTIFIED	DEAD TREE	14	10	0	PRESERVE
6017	POPULUS DELTOIDES	EASTERN COTTONWOOD	36	30	76	PRESERVE
6018	CARYA TOMENTOSA	MOCKERNUT HICKORY	14	10	58	PRESERVE
6019	ULMUS AMERICANA	AMERICAN ELM	24	20	70	PRESERVE
6020	FRAXINUS PENNSYLVANICA	GREEN ASH	12	8	40	PRESERVE
6021	POPULUS DELTOIDES	EASTERN COTTONWOOD	32	28	73	PRESERVE
6022	ACER RUBRUM	RED MAPLE	14	10	69	PRESERVE
6023	UNIDENTIFIED	DEAD TREE	20	16	0	PRESERVE
6024	FRAXINUS PENNSYLVANICA	GREEN ASH	20	16	40	PRESERVE
6025	UNIDENTIFIED	DEAD TREE	16	12	0	PRESERVE
6026	ULMUS AMERICANA	AMERICAN ELM	10	6	72	PRESERVE
6027	ROBINIA PSEUDOACACIA	BLACK LOCUST	20	16	71	PRESERVE
6028	FRAXINUS PENNSYLVANICA	GREEN ASH	16	12	40	PRESERVE
6029	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	71	PRESERVE
6030	ROBINIA PSEUDOACACIA	BLACK LOCUST	26	22	40	PRESERVE
6031	ACER RUBRUM	RED MAPLE	40	36	65	PRESERVE
6032	ROBINIA PSEUDOACACIA	BLACK LOCUST	24	20	0	REMOVE
6034	ACER RUBRUM	RED MAPLE	10	6	34	PRESERVE
6035	ACER RUBRUM	RED MAPLE	12	8	50	PRESERVE
6036	ILEX SPP.	HOLLY	24	20	75	REMOVE
6037	ILEX SPP.	HOLLY	24	20	68	REMOVE
6038	ILEX SPP.	HOLLY	24	20	75	REMOVE
6039	ILEX SPP.	HOLLY	24	20	68	REMOVE
6040	ILEX SPP.	HOLLY	24	20	75	REMOVE
6057	ROBINIA PSEUDOACACIA	BLACK LOCUST	24	20	68	PRESERVE
6058	ACER RUBRUM	RED MAPLE	20	16	40	PRESERVE
6059	UNIDENTIFIED	DEAD TREE	10	10	0	PRESERVE
6060	FRAXINUS PENNSYLVANICA	GREEN ASH	10	6	40	PRESERVE
6061	ULMUS AMERICANA	AMERICAN ELM	22	18	72	PRESERVE
6062	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	6	69	PRESERVE
6063	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	72	PRESERVE
6064	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	50	PRESERVE
6065	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	73	PRESERVE
6066	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	75	PRESERVE
6067	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	6	73	PRESERVE
6068	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	66	PRESERVE
6069	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	14	72	PRESERVE
6070	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	14	50	PRESERVE
6071	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	10	65	PRESERVE
6072	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	40	PRESERVE
6073	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	12	72	PRESERVE
6074	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	6	50	PRESERVE
6075	ULMUS AMERICANA	AMERICAN ELM	14	10	68	PRESERVE
6076	FRAXINUS PENNSYLVANICA	GREEN ASH	18	12	38	PRESERVE
6077	UNIDENTIFIED	DEAD TREE	24	20	0	PRESERVE
6078	FRAXINUS PENNSYLVANICA	GREEN ASH	12	8	40	PRESERVE
6079	FRAXINUS PENNSYLVANICA	GREEN ASH	26	22	60	PRESERVE
6080	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	16	66	PRESERVE
6081	MORUS ALBA	WHITE MULBERRY	10	6	55	PRESERVE
6082	FRAXINUS PENNSYLVANICA	GREEN ASH	14	10	40	PRESERVE
6083	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	22	75	PRESERVE
6084	UNIDENTIFIED	DEAD TREE	14	10	0	PRESERVE
6085	QUERCUS ALBA	WHITE OAK	20	16	0	PRESERVE
6086	UNIDENTIFIED	DEAD TREE	18	14	0	PRESERVE
6087	CARYA TOMENTOSA	MOCKERNUT HICKORY	16	12	69	PRESERVE
6088	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	6	68	PRESERVE
6089	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	67	PRESERVE
6090	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	50	PRESERVE
6091	CARYA TOMENTOSA	MOCKERNUT HICKORY	14	10	70	PRESERVE
6092	ACER RUBRUM	RED MAPLE	14	10	72	PRESERVE
6093	ULMUS AMERICANA	AMERICAN ELM	16	12	73	PRESERVE
6094	ACER RUBRUM	RED MAPLE	14	10	72	PRESERVE
6096	UNIDENTIFIED	DEAD TREE	16	12	0	PRESERVE
6097	QUERCUS PALUSTRIS	PIN OAK	10	6	70	PRESERVE
6215	CATALPA SPECIOSA	NORTHERN CATALPA	50	40	65	REMOVE
6217	ACER PLATANOIDES	NORWAY MAPLE	16	10	70	REMOVE
6218	ACER RUBRUM	RED MAPLE	10	6	69	REMOVE
6219	ACER PLATANOIDES	NORWAY MAPLE	12	8	68	REMOVE
6220	QUERCUS FALCATA	SOUTHERN RED OAK	54	50	69	REMOVE
6221	CORNUS FLORIDA	FLOWERING DOGWOOD	18	14	80	REMOVE
6222	QUERCUS FALCATA	SOUTHERN RED OAK	50	48	66	REMOVE
6223	QUERCUS RUBRA	NORTHERN RED OAK	36	32	69	REMOVE
6224	QUERCUS RUBRA	NORTHERN RED OAK	16	12	72	REMOVE
6225	QUERCUS PALUSTRIS	PIN OAK	22	16	80	REMOVE
6226	QUERCUS FALCATA	SOUTHERN RED OAK	32	28	53	REMOVE
6227	QUERCUS RUBRA	NORTHERN RED OAK	32	28	82	REMOVE
6228	UNIDENTIFIED	DEAD TREE	30	24	0	REMOVE
6229	QUERCUS PALUSTRIS	PIN OAK	30	24	75	REMOVE
6230	QUERCUS RUBRA	NORTHERN RED OAK	34	30	50	REMOVE
6231	QUERCUS PALUSTRIS	PIN OAK	30	24	50	REMOVE
6238	ACER RUBRUM	RED MAPLE	20	14	59	REMOVE
6239	ACER RUBRUM	RED MAPLE	12	8	70	REMOVE
6240	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	14	75	REMOVE
6241	CARYA TOMENTOSA	MOCKERNUT HICKORY	16	12	73	REMOVE
6242	ACER RUBRUM	RED MAPLE	18	14	72	REMOVE
6243	ACER RUBRUM	RED MAPLE	20	16	73	REMOVE
6244	ACER RUBRUM	RED MAPLE	10	6	72	PRESERVE
6245	ACER RUBRUM	RED MAPLE	14	10	75	REMOVE
6246	ACER RUBRUM	RED MAPLE	28	24	69	REMOVE
6247	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	20	70	PRESERVE
6248	ACER RUBRUM	RED MAPLE	10	6	63	PRESERVE
6249	CARYA TOMENTOSA	MOCKERNUT HICKORY	22	18	65	REMOVE
6250	ACER RUBRUM	RED MAPLE	16	12	69	REMOVE
6251	ACER RUBRUM	RED MAPLE	12	8	67	REMOVE
6252	ACER RUBRUM	RED MAPLE	10	6	56	PRESERVE
6253	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	20	67	PRESERVE
6254	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	18	38	PRESERVE
6255	ACER RUBRUM	RED MAPLE	12	8	73	PRESERVE
6256	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	24	47	PRESERVE
6257	ACER RUBRUM	RED MAPLE	10	6	66	PRESERVE
6258	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	69	PRESERVE
6259	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	8	70	PRESERVE
6260	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	72	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (IN) & CRITICAL ROOT ZONE RADIUS (FT)	CONDITION RATING	PROCEDURE
6262	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	8	47	PRESERVE
6263	ACER RUBRUM	RED MAPLE	22	18	60	PRESERVE
6265	QUERCUS ALBA	WHITE OAK	12	8	67	PRESERVE
6266	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	18	47	PRESERVE
6267	LIRIODENDRON TULIPIFERA	TULIP POPLAR	48	40	65	PRESERVE
6268	LIRIODENDRON TULIPIFERA	TULIP POPLAR	42	36	34	PRESERVE
6269	LIRIODENDRON TULIPIFERA	TULIP POPLAR	42	36	68	PRESERVE
6271	UNIDENTIFIED	DEAD TREE	16	12	0	PRESERVE
6279	CORNUS FLORIDA	FLOWERING DOGWOOD	10	6	72	PRESERVE
6281	UNIDENTIFIED	DEAD TREE	14	10	0	PRESERVE
6283	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	45	PRESERVE
6284	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	22	59	PRESERVE
6285	ACER RUBRUM	RED MAPLE	18	14	67	PRESERVE
6287	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	16	70	PRESERVE
6288	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	50	PRESERVE
6289	ULMUS AMERICANA	AMERICAN ELM	10	6	73	PRESERVE
6290	ACER RUBRUM	RED MAPLE	18	14	47	PRESERVE
6291	ACER RUBRUM	RED MAPLE	26	22	35	PRESERVE
6292	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	20	75	PRESERVE
6293	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	22	65	PRESERVE
6294	ULMUS AMERICANA	AMERICAN ELM	16	12	69	PRESERVE
6296	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	20	47	PRESERVE
6297	UNIDENTIFIED	DEAD TREE	24	20	0	PRESERVE
6298	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	50	PRESERVE
6299	UNIDENTIFIED	DEAD TREE	14	10	0	PRESERVE
7001	ACER RUBRUM	RED MAPLE	22	18	67	PRESERVE
7002	UNIDENTIFIED	DEAD TREE	12	8	0	PRESERVE
7003	FAGUS GRANDIFOLIA	AMERICAN BEECH	24	20	67	PRESERVE
7004	UNIDENTIFIED	DEAD TREE	18	14	0	PRESERVE
7005	CARYA GLABRA	PIGNOT HICKORY	18	14	71	PRESERVE
7006	NYSSA SYLVATICA	BLACK GUM	10	6	72	PRESERVE
7007	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	26	74	PRESERVE
7008	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	69	PRESERVE
7009	QUERCUS ALBA	WHITE OAK	34	30	74	PRESERVE
7010	ACER RUBRUM	RED MAPLE	22	18	69	PRESERVE
7011	ULMUS AMERICANA	AMERICAN ELM	12	8	65	PRESERVE
7012	ACER RUBRUM	RED MAPLE	14	10	72	PRESERVE
7013	QUERCUS PALUSTRIS	PIN OAK	10	6	72	PRESERVE
7014	ACER RUBRUM	RED MAPLE	14	10	69	PRESERVE
7015	QUERCUS PALUSTRIS	PIN OAK	10	6	72	PRESERVE
7017	ACER RUBRUM	RED MAPLE	10	6	74	PRESERVE
7019	ULMUS AMERICANA	AMERICAN ELM	10	6	72	REMOVE
7020	ACER RUBRUM	RED MAPLE	16	12	69	REMOVE
7021	ULMUS AMERICANA	AMERICAN ELM	12	8	68	REMOVE
7022	QUERCUS RUBRA	NORTHERN RED OAK	42	38	59	REMOVE
7026	ACER RUBRUM	RED MAPLE	28	24	66	PRESERVE
7034	UNIDENTIFIED	DEAD TREE	24	20	0	PRESERVE
7035	UNIDENTIFIED	DEAD TREE	14	10	0	PRESERVE
7036	QUERCUS ALBA	WHITE OAK	50	48	69	REMOVE
7037	ACER RUBRUM	RED MAPLE	24	20	65	REMOVE
7038	ACER RUBRUM	RED MAPLE	10	6	40	REMOVE
8777	QUERCUS RUBRA	NORTHERN RED OAK	30	24	68	PRESERVE
8778	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	24	69	PRESERVE
8780	QUERCUS RUBRA	NORTHERN RED OAK	10	6	75	PRESERVE
8781	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	24	76	PRESERVE
8787	QUERCUS PALUSTRIS	PIN OAK	20	16	75	PRESERVE
8921	QUERCUS PHELLOS	WILLOW OAK	6	4	73	REMOVE
8922	QUERCUS FALCATA	SOUTHERN RED OAK	6	4	72	REMOVE
8923	QUERCUS PHELLOS	WILLOW OAK	6	4	73	REMOVE
8944	QUERCUS RUBRA	NORTHERN RED OAK	6	4	72	REMOVE
8949	ACER RUBRUM	RED MAPLE	6	4	80	REMOVE
8950	CORNUS FLORIDA	FLOWERING DOGWOOD	5	3	75	REMOVE
8953	ACER RUBRUM	RED MAPLE	5	3	80	REMOVE
8954	CORNUS FLORIDA	FLOWERING DOGWOOD	5	3	72	REMOVE
8955	ACER RUBRUM	RED MAPLE	6	4	72	REMOVE
8958	THUJA SPP.	ARBORVITAE	6	4	75	REMOVE
8959	THUJA SPP.	ARBORVITAE	6	4	84	REMOVE
8960	THUJA SPP.	ARBORVITAE	6	4	75	REMOVE
8961	ACER RUBRUM	RED MAPLE	6	4	90	REMOVE
9225	CORNUS FLORIDA	FLOWERING DOGWOOD	5	3	82	REMOVE
9226	ACER RUBRUM	RED MAPLE	5	3	72	REMOVE
9235	ACER RUBRUM	RED MAPLE	28	24	60	PRESERVE
9236	ACER RUBRUM	RED MAPLE	28	24	59	PRESERVE
9240	LAGERSTROEMIA SPP.	CRAPPE MYRTLE	12	8	75	REMOVE
9572	UNIDENTIFIED	DEAD TREE	28	24	0	PRESERVE
9594	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	12	40	PRESERVE
9608	ACER RUBRUM	RED MAPLE	12	10	44	PRESERVE

NOTES:

1. Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system immediately.
 - A. Repair roots by cleanly cutting off the damaged areas. Spread-pool-moss-on-main-leaflet-over-exposed-root. SEE 2.1 BELOW
 - B. Repair damage to bark by trimming around the damaged area as shown in Detail 8.10. Taper the cut to provide drainage.
 - C. Cut off damaged tree limbs above the tree collar at the trunk or main branch. Use three separate cuts as shown in Detail 8.10 to avoid peeling bark from healthy areas of tree.

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CITY OF FAIRFAX, VIRGINIA

PROJECT No.: 19109.001.01
DRAWING No.: 109886
DATE: 5-22-2020
SCALE: 1" = 40'
DESIGN: EG
DRAWN: AN,LBD,SG
CHECKED: EG

MASTER DEVELOPMENT PLAN

C300



C

B

A

SIDEWALKS	
REQUIRED (MINIMUM):	5 FEET
PROVIDED:	MINIMUM OF 5 FEET THROUGHOUT PROJECT

NOTE: SEE COVER SHEET (C000) FOR A MODIFICATION REQUEST TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES.

NOTE: ONE (1) LOADING SPACE IS PROPOSED TO BE PROVIDED FOR BOTH USES IN THE MULTI-FAMILY BUILDING. SEE COVER SHEET (C000) FOR INFORMATION CONCERNING A REQUESTED MODIFICIATON.

WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66 WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. THIS BEING A REDEVELOPMENT, THE IMPROVEMENT FACTOR WILL BE UTILIZED TO MEET CHANNEL PROTECTION FOR THE 1-YEAR 24 HOUR STORM AND THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT WILL BE CONFINED TO RELEASE AT RATE LESS THAN PRE-DEVELOPED CONDITIONS TO MEET FLOOD PROTECTION.

TO MEET THESE WATER QUANTITY REQUIREMENTS, A SERIES OF UNDERGROUND DETENTION FACILITIES WILL BE UTILIZED. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

ADEQUATE OUTFALL
THE EXISTING SITE DISCHARGES CONCENTRATED RUNOFF TO ONE MAIN OUTFALL POINT IN TUSICO BRANCH, WITHIN THE 100-YEAR FLOODPLAIN.

BMP
THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATION WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL, A COMBINATION OF BOTH PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED. THESE FACILITIES MAY INCLUDE: ISOLATOR ROWS, HYDRODYNAMIC SEPARATORS, FILTERRAS & PERMEABLE PAVEMENT. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

NOTE: THE BMP/SWM ANALYSIS IS ONLY FOR THE PRIVATE HOUSING PARCEL AND THE MULTI-FAMILY BUILDING PARCELS. THE DISTURBANCE ASSOCIATED WITH THE BASEBALL FIELD MAINTENANCE AND IN-KIND REPLACEMENT IS NOT REQUIRED TO BE TAKEN INTO ACCOUNT FOR THESE CALCULATIONS.

Architectural elevation drawing of the rear of a building. The drawing shows a two-story main structure with a brown ground floor and a light gray upper floor. A small, square, light gray structure sits on the roof. Dimensions are indicated on the right: 45' 3 1/2" from the average finished grade to the main roof, 18" for the main roof thickness, and 45' from the average finished grade to the top of the parapet wall. Labels point to the stair penthouse, access to roof terrace, 42" parapet wall, and uncovered terrace.

Labels and dimensions:

- STAIR PENTHOUSE
- ACCESS TO ROOF TERRACE
- 42" PARAPET WALL
- UNCOVERED TERRACE
- 18"
- 45' 3 1/2"
- 45'
- MAIN ROOF
- SLAB TO MAIN ROOF
- SLAB LEVEL
- AVERAGE FINISHED GRADE

Architectural elevation drawing of the East and West Buildings, Phases I and II. The drawing shows a multi-story brick building with a ground-floor commercial section. Key features include a flagpole on the left, a central entrance with signage, and a parking level below ground. Vertical dimensions on the left indicate heights from average grade (377.9') to the roof (430'-6" HP OF ROOF). Horizontal dimensions at the top indicate the extent of Phase I and Phase II. The building has a mix of red brick and tan stone/brickwork.

Vertical Dimensions (Left Side):


- 50'-7 1/4" FROM AVERAGE GRADE
- 430'-6" HP OF ROOF
- 434'-8" PARAPET
- 12'-2"
- 9'-0"
- 4TH 416'-4"
- 10'-8"
- 3RD 405'-8"
- 10'-8"
- 2ND 395'-0"
- 14'-0"
- 1ST 383'-0"
- 10'-0"
- AV GRADE 377.9'
- Parking Level 373'-0"

Horizontal Dimensions (Top):

- EAST BUILDING PHASE I
- WEST BUILDING PHASE II

Building Features:

- Flagpole on the left side of the East Building.
- Central entrance with a sign labeled "SIGNAGE".
- Parking level indicated below ground.
- Building facade includes red brick and tan stone/brickwork.



MASTER DEVELOPMENT PLAN
AMERICAN LEGION - POST 177
REDEVELOPMENT
CITY OF FAIRFAX, VIRGINIA

CITY OF FAIRFAX, VIRGINIA

[illegible]

PROJECT No.: 19109.001.01
DRAWING No.: 109886
DATE: 5-22-2020
SCALE: 1" = 40'
DESIGN: SG
DRAWN: SG
CHECKED: EG

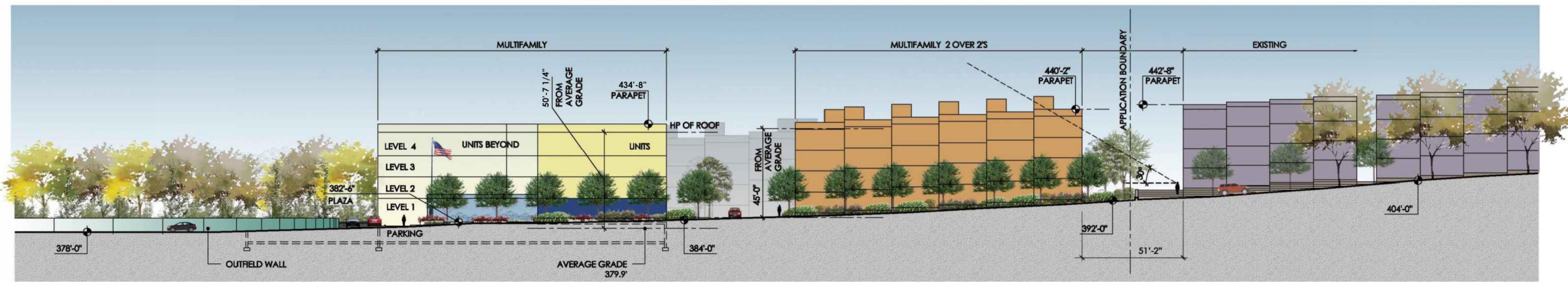
SHEET TITLE

NOTES &
TABULATIONS

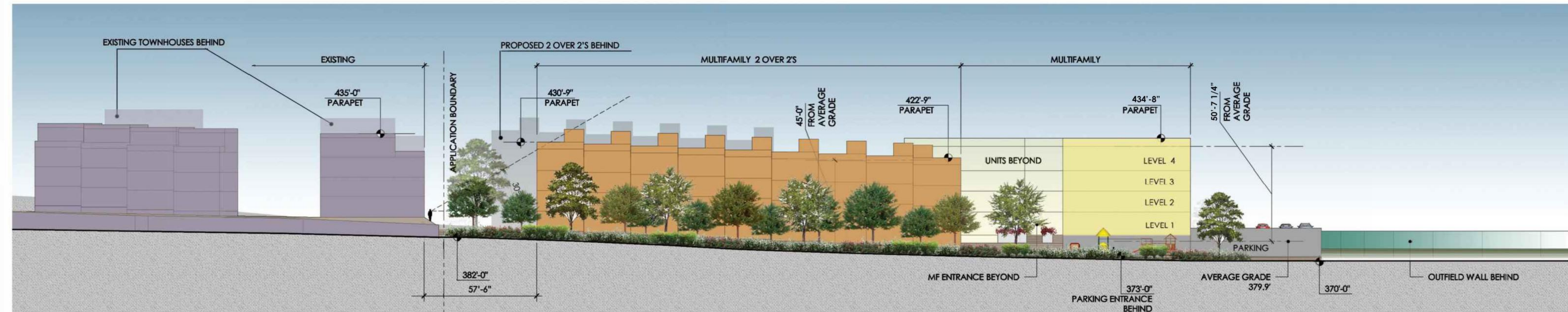
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C400

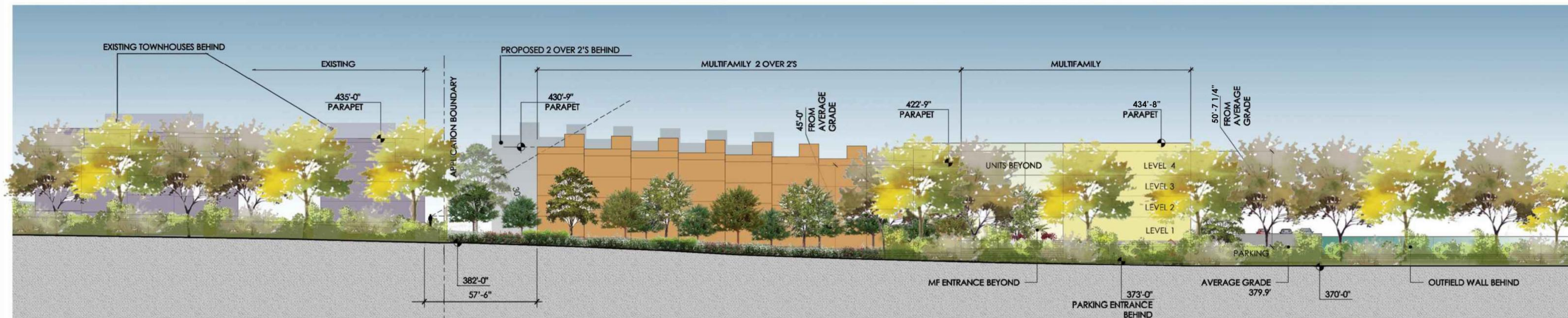
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



SECTION 1







SECTION 2 (PROPOSED LANDSCAPE)



SECTION 2 (PROPOSED AND EXISTING LANDSCAPE)

LEGEND

-  EXISTING STRUCTURES
-  RESIDENTIAL - MULTIFAMILY
-  RESIDENTIAL - 2 OVER 2'S
-  AMERICAN LEGION



NOTES:

1. CROSS SECTIONS ARE CONCEPTUAL IN NATURE AND ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS AND PROJECT SITE. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO FINAL DESIGN OF THE PROJECT. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
2. CROSS SECTIONS BY DCS DESIGN.

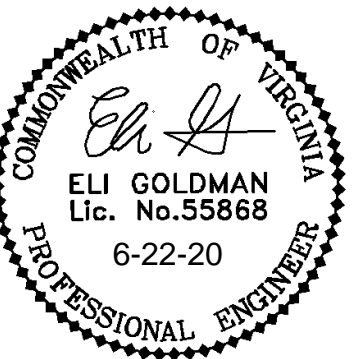
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



**christopher
consultants**

p 703-273-6820
9900 main st
suite 400
fairfax, va 22031

engineering • surveying • land planning



MASTER DEVELOPMENT PLAN
AMERICAN LEGION - POST 177
REDEVELOPMENT
CITY OF FAIRFAX, VIRGINIA

[illegible]

PROJECT No.: 19109.001.01
DRAWING No.: 109886
DATE: 5-22-2020
SCALE: 1" = 40'
DESIGN: LBD
DRAWN: LBD, SG
CHECKED: LBD

SHEET TITLE:

VERTICAL SECTIONS

SHEET No.

C401

D

C

D

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D

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- A

B

A

B



REET
HT-OF-WAY
G. 208

LEGION WEST
PARCEL

1

REGION WEST PARCEL

— APPLICATION
BOUNDARY

PRIVATE
HOUSING
PARCEL

APPLICATION BOUNDARY

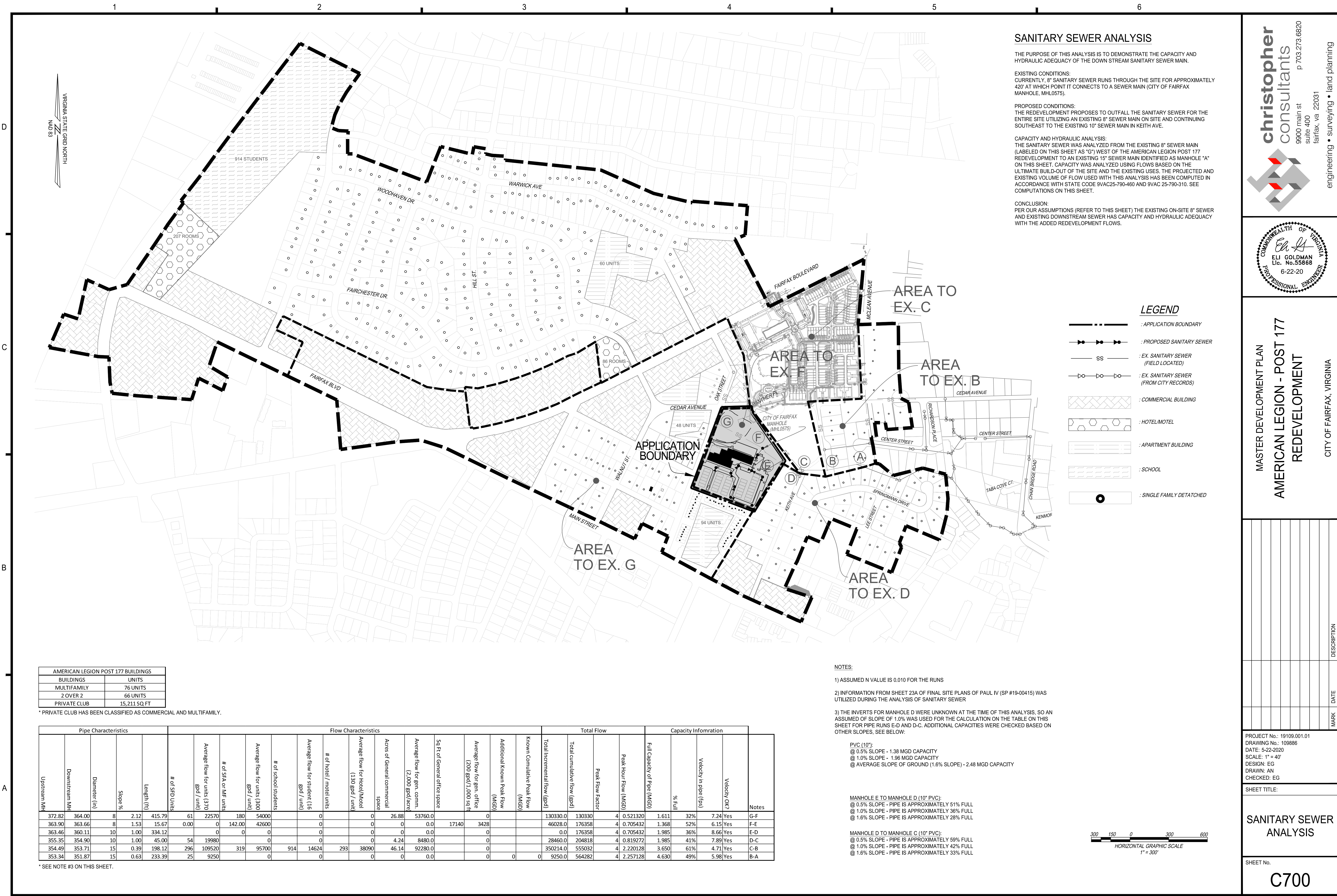
APPLICATION
BOUNDARY



PROJECT No.: 19109.001.01
DRAWING No.: 109886
DATE: 5-22-2020
SCALE: 1" = 40'
DESIGN: LBD
DRAWN: SG, LBD
CHECKED: LBD

OPEN SPACE
PLAN

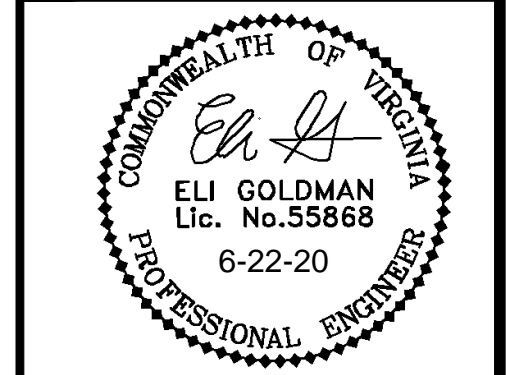
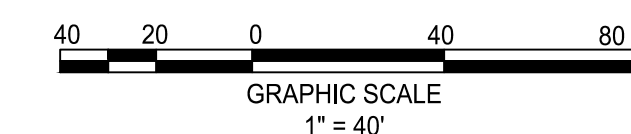
L200





B

A



MASTER DEVELOPMENT PLAN
AMERICAN LEGION - POST 177
REDEVELOPMENT
CITY OF FAIRFAX, VIRGINIA

[illegible]

PROJECT No.: 19109.001.01
DRAWING No.: 109886
DATE: 5-22-2020
SCALE: 1" = 40'
DESIGN: EG
DRAWN: AN
CHECKED: EG

SHEET TITLE:

VEHICULAR TURNING MOVEMENT PLAN

SHEET No.

C800

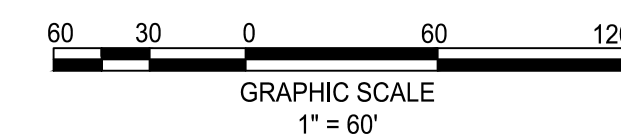


A

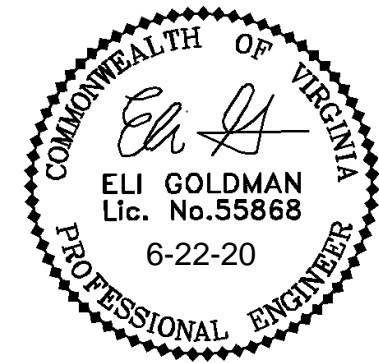
6

SCALE: 1"=60'

1. THIS SHEET IS PROVIDED TO DEMONSTRATE THE PROPOSED FUTURE SUBDIVISION OF THE SUBJECT PROPERTY.
2. PROPOSED PARCEL ACREAGE IS PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN SUBMISSION.
3. PROPOSED BUILDING SETBACKS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN SUBMISSION.



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CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF
TRANSPORTATION STANDARDS AND SPECIFICATIONS.



MASTER DEVELOPMENT PLAN
AMERICAN LEGION - POST 177
REDEVELOPMENT
CITY OF FAIRFAX, VIRGINIA

PROJECT No.: 19109.001.01
DRAWING No.: 109886
DATE: 5-22-2020
SCALE: 1" = 40'
DESIGN: SG
DRAWN: SG
CHECKED: EG

SHEET TITLE:

SUBDIVISION DETAILS

SHEET No.

C802